

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22092

Property Information

property address: 302 E 24TH ST

legal description: CITY OF BRYAN, BLOCK 28, LOT 1,2,3, (OFFICE SPACE)

owner name/address: BRAZOS COUNTY

BRAZOS COUNTY COURTHOUSE

300 E WM J BRYAN PKWY

BRYAN, TX 77803-5336

full business name: MHAIR Authority of Brazos Valley Early Childhood Intervention

land use category: Public / Semi Public type of business: Institution

current zoning: C2

occupancy status: occ

lot area (square feet): 17250

frontage along Texas Avenue (feet):

lot depth (feet): 150

sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
115 ft.

Improvements

# of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) 2 awnings  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: wood

overall condition (specify): good well kept

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 27

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: excellent good shape

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Trees ; Bushes by lobby

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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